RAPID TRANSIT.

Thoughts for the People on the Great Need of New York.

SOME STRIKING STATISTICS.

How Quick Transit Will Affect the Value of Real Estate.

RENTS THIS YEAR.

Views of a Westchester County Resident on This and Other Matters Affecting Values in the New Wards.

The one great problem having the largest relation to the future prosperity of New York city, as the great commercial city of the New World and the future rival of the chief commercial city of the old World, is how to obtain rapid transit. We have reached that stage in our growth, owing to the configuration of the island upon which the city is built, that without rapid transit we must stand still; while, as if to offset this alarming circumstance and stimulate us to endeavor, this very configuration promises a larger enjoyment of the benefit of rapid transit, at a less outlay, than any other city having the same population. Thus, instead of being obliged to construct a network of rail roads radiating from one centre to all points of the compass and then requiring an extended connec tion at their outer termini almost equal to all the rest of the work, we only need

TWO PARALLEL, OR NEARLY PARALLEL, LINES through the length of the city from the Battery to Yonkers on the east and west sides, respectively, and we have not only rapid communication entirely around the city, but to and with all its preminent points of business or interest. this respect the configuration of our city is of advantage to us in utilizing the benefits of rapid transit at the the smallest initial outlay. The map which we publish to-day will be found to illustrate this idea, oth in its topographical outline of the city proper and in the data there presented. We propose, Lowever, to supplement this with some further deductions drawn from statistics. In 1868, when the influence of Central Park was first beginning to be fest upon real estate values at the upper end of the island, the following calculation was made as to the future GROWTH OF THE CITY,

based upon the experience of the past. The in-

Population	m. Rate of	Increase.
1827 123.74	36	
1825 166,0		per cent
1850 202,5	89 22	per con
1835 270,0	58 34	per cent
1840 312,7	10 16	per cent
1845 871.3	23 31	per cen
18.0 5:5.5	47 39	per cent
1855 623.6		per cen
100		per cem
1860. 814.2 1865. 1.080.0	200	per cen
4000,	1.0	per cen
At this rate, its future progre	ss was estin	nated:-
1870		
1875		7 700 617

In 1865 there were below Eighty-sixth street 25,261 vacant lots of the usual size, 25x100, and 37,244 between Eighty-sixth and 155th streets. If we take twenty-five as the average number of persons occupying each house in the residence portion of the city, there will be room for an additional population of 631,500 below Eighty-sixth street, and of 931,100 in the area between Eighty-sixth and 155th streets. At this rate the population in 1880 will fill up the island far beyond Eighty-sixth street. Let us see how this provision has been sustained. The following table will help us in

CHANGE OF POPULATION DURING THE INTERVAL DE-TWEEN 1850 AND 1870.

Wards. First second Third Fourth Pitth Sixth	0,665 10,355 23,250	1860. 18,120 2,507 3,757 21,994 22,341 26,038	1870. 14,463 1,312 3,715 25,787 17,152 21,153
Totals Seventh Lighth Touth Lieventh Thirteenth Seventeenth Lightenth Lightenth	23,316 43,758	95,417 40,006 39,722 29,007 59,963 32,917 72,775 57,444	81,582 44,819 34,913 41,411 64,220 33,360 95,411 59,500
Totals		331,904	373,747

parent, the growth of the uptown wards up to the Eighteenth ward being nearly 100,000 in the debetween 1860 and 1870, while in the same period the lower wards, numbering from the First to the Sixth, the population fell off in the decade between 1850 and 1860 12,000, and between 1860 and 1870 14,000. The discrepancy between the growth of the Seventh, Eighth, Tenth, Eleventh, Thirteenth Seventeenth and Eighteenth wards between 1860 and 1870 and between 1850 and 1880 is explained in the large population of the Nineteenth and Twenty-second, without referring to those omitted further down, which was in 1870:-

Or a total of..... 157,437 for the two further uptown wards. The total population of the city of New York, according to the census of 1870, was 942,292. The number of families, 175,500; the number of dweiling houses, 64,029, and of tenement houses, 20,000; that is, houses containing three or more families, with a total population of 500,000. Just slop and con-MORE THAN ONE-HALF THE POPULATION OF THE CITY

OF NEW YORK LIVING IN TENEMENT HOUSES. and this without taking into account the houses that are occupied by two families. Can there be any doubt of the necessity of rapid transit upon this exhibit? or can there be any question of its paying if it be only properly managed? The statistics contained on the map still further illustrate this in reference to the crowded condition of the lower part of the city, as exhibited by the ratio of inhabitants to the square feet of territory, while we have a magnificent territory north of us, recently annexed, only requiring rapid transit to throw it open to our teeming industrial classes. According to the same estimate from which we have already quoted, the number of births in the year is placed at 35,000, and of deaths 26,976. The mortality is largely among injants, growing out of the unwholesome condition of tenement house life-a circumstance that ought to stimulate our legislators, if they give heed at all to the good of their country. to give us rapid transit in some form or that the germ of future greatness in American manhood and womanhood, may not be smothered or strangled in its incipien years for the need of pure air. These are figures that speak for themselves, and we have only to add that an average of 17,000 immigrants land here per month, or 200,000 per year, to show the pressing importance of something being done in the way of rapid transit to give us more breathing foom. The past growth of the city is mustrated by the railroad system, which grew out of and helped it.

THE EAST SIDE HAD THE START, because of the easier grades there offered and the less obstacles to be met with in the character of the land for laying out streets and avenues. But as that growth extended it took color from the increasing difficulties of communication, and assumed largely the character of a business growth, where the dweller would find his occupation his hand. In the meantime the west side, lacking the same advantages of easy transit, however slow, passed into the hands of those who could afford to wait some time for a return upon their investments, and that larger class, who did not gravitate naturally to the east side, as their natures did not harmonize with the character of the local development more strongly impressed each day, and to whom the west side was muccessible, migrated to Jersey and Long is so well suited. Now all this should be changed

the nation-a necessity. Aiready, in anticipation of a further failure in the Legislature this year, or some other abortive scheme of we have already had so many, we hear of preparations for extensive offerings of Jersey and Long Island property in the hope of making a tresh diversion of capital in stimulating improvements in, and the growth of these sections. We are not so silly as to regard that with the existing jealousy experienced by some of our real estate owners here, for the growth of these sections is, after all, metropolitan growth; but we need our capital nearer home just now, and, in view of the improvements required in the newly annexed district, should aim to keep it here

newly annexed district, should aim to keep it here for the settlement of that district. This can only be done by rapid transit.

AN IMPORTANT REAL ESTATE OPERATION, and one likely to have an important bearing upon values not only in the immediate neighborhood but also upon the entire realty of the city, is a recent \$125,000 purchase on the part of Commodore Vanderbilt, on the west side of the city, between Sixtisch and Sixty-tourth streets and Eleventh avenue and the Hudson River. It has also an important reference to the solution of the rapid transit question—first in regard to the Commodore's interest in that matter, and, secondly, as to trade results likely to flow therefrom. The record of the purchase, as contained in the official transfers, is as iollows:—

chase, as contained in the official transfers, is as solitows:—

All the lands commencing at a line 20) feet west of Eleventh avenue, extending from Sixtleth to Sixty-first street, running thence west to new bulknead line of Hudson River.

Eleventh avenue, southwest corner Sixty-second street, runs west on sixty-third street to east side of lands of New York Central and Hudson River Railroad Company, thence southeast along said lands until the same intersect the west side of Eleventh avenue, thence north on a venue to beginning.

Commencing at land of the New York Central and Hudson River Railroad Company, west side, thence extending from Sixty-second sireet, extending from Sixty-seconding west to Hudson River (extending west to lands of New York Central and Hudson River Railroad Company, west of the Central Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River Railroad Company, west of the Central and Hudson River, extending thence west on sixy-third street, extending thence west on Sixy-third street, extending thence west on William Halory Cocher 30, B75, \$487,509.

Eleventh avenue, west side, extending from Sixty-third to Sixy-second street, extending the Railroad Company, Railroad Company, William Halory to Cocher 30, B75, \$487,509. February 20, \$487,500.

vonth avenue, west side, extending from Sixty-toto-Sixty-tourch street, extending west to Hudson
r, with water rights (excepting from strip of land of
York Central and fudson River Raifroad Com). John Paine to William Laior, October 20, 1573,

with the control of the control of

\$137.500.

Same property. William Lalor to William H. Vander-bilt, February 20, \$137.500.

THE STORY CONNECTED WITH THIS OPERATION Same property. William Laser to whilain L. Yangerbilt, February 20, \$157,500.

THE STORY CONNECTED WITH THIS OPERATION
is that this property was originally purchased
from Blodgett and others by Dutcher, Alton
& Moore for use as a cattle yard, in
the expectation that the ground on the
east side of the city, then and now occupied
for such purposes, would be taken up by the industrial Exhibition Company. Upon the failure of
the latter to obtain the aid of the city in forwarding their project the plan of a removal of the cattle
yard to this point was also abandoned, and the
Commodore took the contract of purchase off
butcher, Alton & Moore's hands and acquired title
humself. It will be observed that "water rights"
obtains a special mention in the record of
the transfer. It is stated that the object of
the Commodore in making this purchase is with
a view to meet the pressing need of New York,
as expressed through the sub-committee of the
Committee on Cheap Transportation appointed at
the Cooper Institute meeting last fail, for in creased
terminal facilities. It is to be the complement of
his double track. He intends the recettion of grain
from the cars to the ship, thus cheapening very
materially the cost of transshipment and taking a
large step forward to preserve New York in its commerce against the rivairy of Boston, Montreal and
other cities. He is further stated to be in negotiation for another very important property in the
same neighbornood, of which, it consummated,
the official record of transfers will in due time give
notice.

The inference of this is, first, that we may almost

otice.
The inference of this is, first, that we may almost ismuss expectation of aid from the Commodore in

The inference of this is, first, that we may almost dismiss expectation of aid from the Commodore in obtaining rapid transit, as here is a sufficiently extensive financial scheme to fully occupy even his vast resources (but, then, money is creap in Europe); and, secondly, the improvement here promised of our terminal facilities will not only give additional financial strength and encouragement to any scheme of rapid transit agreed upon but render that agreement the more necessary by still further increasing needs.

THE QUESTION OF RENTS
also enters largely into any discussion of the matter of rapid transit. Nor can our people hope for much if any relief in that direction this year, except at the sacrifice of accommodation and comport. As it is in all other departments of business is it here. The fatal weakness, or incompetency, of the Secretary of the Treasury—who, "sweating he would ne'er consent, consented;" who opposed the issue of any portion of the \$44,000,000 reserve at the consultation that was held at the Fifth Avenue Hotel of a Sunday in the first week of the panic when the President came from Long Branch to New York to see the bankers and the Secretary came from Washington to meet him; at a time when a comparatively small amount would have tided over the crisis, the same Secretary bea time when a comparatively small amount would have tided over the crisis, the same Secretary be-ing afterwards compelled to issue \$26,000,000—op-erates here as elsewhere to unsettle values. LANDLORDS MAY BE SAID, THEREFORE, TO BE HOLD-

in the uncertainty of what the result of the finanwith of the uptown wards up to the call debate in Congress may be. This interrupts dealings in real estate, of course, as well. The rent 1850 and 1870, but less than 40,000 market is thus subjected to two influences. One market is thus subjected to two innuclees. One the inflation of the currency, which is thus far un fait accompli, urging owners to ask higher rents. The other, the inability of the people to pay higher rents, at all events, next year, owing to the recent planic and the stagnation that has followed from the action of the Secretary and the inaction of Congress, with the possibility of contraction suggesting that lower rents might pay, inducing healtation where the offers do not come up to their demands. The result, if no change be made in the financial situation, is a simple arithmetical calculation, viz., the increase in the rental of small houses or houses suited to two families, with a multiplication of the latter offering, and a further reduction in rents of high priced houses let only to single families. Houses suitable for boarders will be subject, as always, to local influences.

A communication which we print below contains some furtner thought upon questions relating to rapid transit. Coming from one whose own interest is involved in the subject he discusses it has the value of being reflective. inflation of the currency, which is thus far un

HOW TO MAKE ANNEXATION PROFITABLE.

TO THE EDITOR OF THE HERALD :-

It is hoped that a proper mode of taxation will be made here under the new order of things, with view to encourage migration to these parts. There are a number of extensive landowners within the limits of these new wards, who will no doubt object to any increase of their land tax, under the plea that they are farm lands. Now. this might be very well for land unavailable for building purposes; but if the rule is to apply to all lands here not cut up into building plots it will tend seriously to prevent the large increase of population we have a right to expect. There are thousands of tine building lots within ten minutes' walk of Hariem Bridge to be had at moderate cost. Then just take a drive up the Southern Boulevard, along the line of the new Portchester Railroad. There you will find, within easy driving distance from the City Hall,

SOME OF THE FINEST VILLA SITES that lay out of doors, rolling lands, overlooking the Sound, affording most beautiful views not to be surpassed anywhere. The gentlemen who own these large tracts have them well enclosed, and will not like to be disturbed in the quiet enjoyment of their choice estates. They are perfectly willing that men of moderate means shall locate in the vicinity, on less desirable lands, and so increase in value that of their more wealthy neighbors. For example, a man of small means will purchase one or two lots of the cheaper sort and pay tax so much per lot, while the rich man over the way will pay tax by the acre; at the same time every lot in the acre will command as much, if not more. To test the question you have only to make an offer to the rich man for his land at the same rate. He will shrug his shoulders and say it is worth more per lot for the reason that it is better land (which is true in most cases). Then why should he not pay tax at the same rate? I expect soon to find a large portion of these grounds now idle let out to small German gardeners, who will cultivate them to make it appear plausible in the eye of authority, the same as has been done in other wards of

THIS EXCUSE OF FARM LANDS is all humbug; they will stick and hold on as long as possible, while their poorer neighbors (though less able) struggle to pay a larger proportion of the taxes. Our lordly landowner swells with pride to think how every year adds to the value of his property, continually improved by the untiring efforts of the middle class to maintain their families in homes of their own, for which this locality

the city to evade the tax.

Island, to the great benefit of the real estate interests there.

THE SAME CONDITIONS, ALTHOUGH NOT, PERHAPS, IN THE SAME DEGREE EXIST TO-DAY, and can only be changed by rapid transit. With our newly-annexed territory rapid transit is to us to-day what the great continental railroad was to the nation—a necessity. Already, in anticipation nothing in the way of improvements) should not be allowed to obstruct city progress. They must give way to thousands of the industrious classes, who will flock here so soon as the opportunity is afforded them, all going to swell the tax receipts, and so make annexation profitable by keeping this class of wealth at home. We should then have speculators building here (though sometimes questionable), who have added largely to the city proper. It is for the Building Department to judge the kind of buildings required.

FRAME HOUSES AT A MODERATE COST uld not be objected to when filled in with brick, as they are almost as safe from fire as if all brick. and can be made much more ornamental at moderate cost, to meet the requirements of those who need them. The Department of Buildings (though highly proper) should use much discretion in dealing with applications for building here, as if too exacting they will defeat the object sought by annexation. Neat frame cottages, when occupied by their owners, are much less hable to take fire than your large city mansions, containing hot air furnaces-a continual source of danger. There are thousands of respectable mechanics, clerks and others in the city, who have \$1,500 to \$2,000 in bank. Those with families on a low average pay \$300 per year rental, for four or five rooms in a house with other families, often on a drity, crowded street. With the money in bank they might buy a lot out this way for cash, and by borrowing \$2,000 or \$2,500, could build them a handsome cottage, where they might live comfortably at less expense. The interest on the loan, with taxes added, would not exceed the rent paid for small apartments in the city, while here they would save in doctor's bills, in medicine and in foregoing many useless luxuries a miscrable city life induces them to induige in. Here, with green fields, pure air, aye and the snows of winter, all would tend to inspire them with new life. Twenty-five years ago I tried it with \$50, and here I am. To own a lot of land is the great impetus to independence and good citizenship. In laying out this new district care should be taken that all work is done by contract not by day's work, under the direction of honest men, if such can be iound (a hard thing to do here), or we shall be swamped by the hungry hoard who are now laying pans for all sorts of fat jobs under the plea that the property owners wants them; at the same said property owners are totally ignorant of their little game until caught in the messes. Any man who advocates doing public work by the day (only where absolutely necessary) I set down as a knave or a fool. I cou others in the city, who have \$1,500 to \$2,000 in

\$300 its lace. In this way they evade the law of usury. Nor does the trouble stop here. The avarice of our money brokers is such that in most cases they will only take a mortgage for a year of ten, and then you must come down with another bonus or pay up the mortgage. Thus, while the law only entitles them to seven per cent, in nine out of ten cases they extort ten to fifteen. I know some good churcamen who do this. They will tell you money, like any other commodity, is governed by supply and demand, and for this reason they hoard as much as possible to increase the demand. I do not suppose to repeal the tax would change the spirit of these Shylocks; but I am satisfied that were it done

80 MUCH MORE MONEY WOULD SERK INVESTMENT in improved real estate because their occupation would be gone to a great extent. A friend of mine was offered \$40,000 to loan on buildings here if he would guarantee six per cent clear of the tax. It could not be done honestly, so the money went elsawhere. In most cases the State has been swindled out of the tax by offsetting the same with assumed indebtedness (for the time being) and other well known devices. Repeal the tax on mortgages and an immense amount of money now lying idle in banks which pays no tax would seek building loans. All business connected therewith would improve, work would be given many idle hands and the State would reap a larger income from these improvements than it does now on mortgages. I perceive that the Commissioners are about to make a rigid exaction of the tax on incomes from mortgages here. I repeat, there are many who evade the tax on the piec of its unjusiness. Three-fourths of the property holders here have mortgages on their premises. They are in most cases comparatively poor but Industrious people, and many of them, to my knowledge, being out of business, find it difficult to meet ordinary expenses. Should a general demand be made upon them to bey general demand be made upon them to bey seen of the word. It is un-American, and I hope, Mr. Editor, you

New York. Now, as to the mode of getting here, not much can be said that has not been repeated over and over again. We have six splendid steamboats, periect models in their way for speed and comfort. Those, together with three lines of railways, prove, as you are aware, quite inadequate for present travel, so we cannot expect people to come nere until we have better means afforded for their transportation. So much has been said about quick transit that I don't wonder that people are disgusted when they hear of a new charter being granted for a road to run underground, over tops of houses, through blocks, or some other impossible route. All the charters for quick transit seem to be obtained for the express purpose of humougging the people. The fact is, the powers that be do not want quick transit. So they get up transit. So they get up ALL SORTS OF SCHEMES IN ORDER TO SATISFY PUB-

ALL SORTS OF SCHEMES IN CHARGE
LIC CLAMOR,
well knowing it to be impossible to execute them.
A year ago I was at a meeting of the Twelfth Ward
A year ago I was at a meeting of the Twelfth Ward well knowing it to be impossible to execute them. A year ago I was at a meeting of the Twelfith Ward Citizens and Taxpayers' Association. When the subject of rapid transit was discussed a committee was appointed to wait upon the projectors of the Gilbert Elevated Railway. They were assured that two or three Immense works were running night and day, with a large force of men preparing the works, and that its erection would commence forthwith. Our committee were delighted (innocent souls), and I have no doubt that if the same committee would call upon them to-day they would have the same report to make. There are so many simple and effectual means of quick transit available, on which immense revenues could be realized, it only remains for the city or State to adopt the most practical plan and grant the right under certain proper restrictions (not made impossible to comply with) to induce hundreds of capitalists to invest therein. Way, \$3,000,000 would build it—not inderground, not over housetops, not through Broadway nor around the island (all impossible plans for immediate use), but through the present great outlet—Third avenue. What plan is more simple than an elevated road from chatham square to harlem Bridge over the bresent tracks? There is no necessity of going further down town—no turnouts, no cuts to make. It would be almost a straight line to Harlem. The only place of much crowding is the two or three blocks below Canal street, and that is mostly sidewalk travel, nothing to be compared with Green wich street, where the one-leg road is ineeting with so much lavor.

A SIMPLE PLAN would be almost a straight line to Harlem. The only place of much trow, with a ready provided the carry solid brick arches, with a suitable ience on either side to act as screen for horses. The advantages of this simple plan are its cheapness and the rapidity of this execution. One year should see it done. It would stop the present crowding of the cars by taking all the through passengers, and, by stopping once a mile, many others

cheapness and the rainerly of this execution. One year should see it done. It would stop the present crowding of the cars by taking all the through passengers, and, by stopping once a mile, many others. We could rice from Chatnam square to Harlem Bridge in twenty minutes. A twenty-look road could be made sond and substantial in every way, and, by reason of its being narrow, there would be less contraction and expansion of the from work. This route would be far more destrable for present use than any other can be not years to come. There would be objections, of course. These we should have in any case. The strongest objections would come from those who could not make money out of it or have an interest in other roads.

Some LITTLE INCONVENIENCE MUST BE PUT UP WITH in any case to meet the great public necessity. This route would cause less disturbance than any other proposed. It need not necessarily be unsightly, but could be made very ornamental, and when erected would not present half the objections which no doubt will be charged to it. While the city is expending millions yearly for its ornamentation, in this way increasing the value of real estate far beyond the means of ordinary business men to sustain, it gives an attention to the serious loss incurred by the constant exodus of a class so necessary to its existence. The vast expense of the city government should be borne by 2,000,000 in page of 1,000,000 and to this end, with the new 100 in page of 1,000,000 and to this end, with the new 100 in 100

CHARLES DICKENS.

Edmund Yates on Forster's Life of the Great Novelist.

SOME UNPUBLISHED LETTERS.

A Special Personal Notice of the Career of "Boz."

LONDON, Feb. 19, 1874.

It may be briefly stated at the outset that this is a most melanchoiy book, and that one rises from its perusal with a feeling of profound pity for the subject of the biographer. It is the old story of the great comic actor, Rich, who, suffering under an access of melancholia, was advised by the physician whom he consulted, and to whom he was unknown, to go to the theatre and "see that funny dog, Rich," as the best cure for low spirits. From pages of Mr. Forster's last volume we find that while Dickens in his concluding series of readings was evoking the laughter of thousands and was reaping enormous rewards, he was suffering sharp bodily torture, which ended in his premature death. Throughout other portions of the book also there is a morbid and harrowing strain, to which we shall allude in its proper place, premising that, while Mr. Forster's book will form the groundwork of this notice, the present writer, with whom Dickens for the last fifteen years of his life maintained a close and unbroken intimacy, will bring his own reminiscence, extracts from letters, &c., to aid as illustrations to that portion of the story. This third volume, then, opens in the year 1850, when Dickens, living in Devoushire terrace, was

at work on "David Copperfield," perhaps, on the whole, the best and most thoroughly popular of all his works. In it, too, he, almost for the first time, began not merely to draw largely upon his own personal experiences, but, of course un-der fictitious names, sketched the portraits certain living personages of quaintance. Mrs. Seymour Hill, "a grotesque little oddity," a female dwarf, who gained her living by corn cutting, protested strongly against being brought before the public as Miss Mowcher, and in consequence Dickens had to make some alterations in his work. The author's father, too, unquestionably stood for Mr. Micawber, Mr. Forster going somewhat out of his way to explain that in this instance no filial disrespect was intended. Grosser instances were the presentment of Walter Savage Landor as Boythorn and Leigh Hunt as Skimpole in "Bleak House." The former is a mere trascible fellow, to whom no objection could be taken, but Skimpole was so much like Leigh Hunt, alike in his fascinating foibles as in his monetary obligations, that some of Hunt's friends naturally took objection to it, and though Dickens made the best apology in his power to Hunt, and after Hunt's death published a more elaborate desence, there is no doubt that Leigh Hunt will be regarded as the prototype of Harold Skimpole so long as the book lasts. At the end of 1851 he took up his residence at Tavistock House, and there commenced nis new novel, "Bleak House," which was finished in Boulogne, in August, 1853. With the last-mentioned place he was delighted, returning to it in two subsequent summers, and writing an admirable description of it in Household Words, under the title of "Our French Watering Place." From Boulogne, at the end of the summer of 1853, he started on an Italian tour, accompanied by Wilkie Collins and Augustus Egg, the painter; but by Christmas he was back in London and hard at work on his new story, "Hard Times." As this tale was to be published in Household Words, he felt, for the first time, what he described "the dimculties of space." He had, as he has more than once mentioned to the present writer, bound himself down to write a short story which should be comprised in a certain number of weeks: but he revolted against the restriction, and never repeated the experiment. His social life about this time was pleasant enough. His first public reading, for a charity, took place at Birmingham with great success, and in the winter of 1854 commenced the private amateur theatricals at Tavistock House, in which the principal character in Mr. Collins' two dramas of "The Lighthouse" and "The Frozen Deep" were acted with wonderful success by Dickens. In October, 1855, he went to Paris and there commenced his novel "Little Dickens' life in Paris was a very pleasant one.

He resided near the Avenue des Champs Elysées, amused himself at the theatre, made the acquaintance of Scheffer, Regnier, Scribe, Emile de Girardin, George Sand and other celebrities, and saw many of his old English friends, who came over to the French Exhibition of 1856. He sat to Ary Scheffer for the portrait which is snow in the National Portrait Gallery, and returned from Paris at the end of April, being engaged at this time on "Little Dorrit," which was published the following spring, and on certain work for Household Words, notably "The Lazy Tour of Two Idle Apprentices," the record of a jaunt which he had made with Mr. Wilkie Collins. About this time Douglas Jerrold's death occurred, and was an especial grief to Dickens. They had been firm friends for many years, during which they had only had one difference, at the reconciliation of which the present writer was present. Dickens, who was a member of the Garrick Club, was entertaining some friends in the strangers' room, while Jerrold. as a stranger, was dining with another member. As it happened the tables were contiguous, and after a little while Jerrold suddenly wheeled round his chair to the other table and cried, "I can't listen to your voice as a stranger any longer. For God's sake shake hands!" Dickens instantly complied, and the old intimacy was as firm as ever. Jerrold left his family in want, which, coming to Dickens' knowledge, he thus writes to Mr. Forster:-"I propose that there should be a night at the theatre, when the actors shall play the 'Rent Day' and 'Black-Eyed Susan;' another night elsewhere, with a lecture from Thackeray: a day reading by me, a night reading by me; a lecture by Russell, and a subscription performance of 'The Frozen Deep,' as at Tavistock House. My confident hope is that we shall get close upon £2,000." On the day of Jerrold's funeral Dickens, Arthur Smith (of whom further mention will be made) and the present writer dined together, when Dickens drew up a short programme of the intended performances, which, at his request, the present writer placed in the hands of each of the editors of the London daily newspapers that evening. The result fully justified the anticipation, the sum of £2,000 being invested ultimately for the benefit of Jerrold's unmarried daughter who still receives the interest from Mr. Forster,

the sole surviving trustee. The next chapter, called "What Happened at This Time," contains, or is supposed to contain, a description of that portion of Dickens' life the most difficult to be dealt with by his biographer, the most eagerly looked for by the public. In the opening sentence of the chapter Mr. Forster tells us that' an unsettled feeling, greatly in excess of what was usual with him, and which had been growing upon Dickens since his first visit to Boulogne, had now become habitual, and that he had failed to find in his home the satisfactions which home should have supplied. He had not the consolations of society; "it did not suit him, and he set no store by it." "No man was better fitted to adorn any circle he entered, but beyond that of friends and equals he would rarely pass. He would take as much pains to keep out of the houses of the great as others take to get into them." Every word of this is exact truth, as is the further remark, "To say he was not a gentieman would be as true as to say he was not a writer; but if any one should assert his occasional preference for what was even beneath his level over that which was above it, this would be difficult of disproof." He girded at the social inequalities which beset English life, which Mr. Forster calls "a defect of temperament" accountable for in equal measure by his early trials and his early sucsses. In the earlier days he had been able to

tion of "Copperfield" he had felt himself to be in possession of an all sufficient resource. He had his own creations always by his side. They were living, speaking companions. With them only he was everywhere thoroughly identified. He taughed and wept with them, was as much elated by their fun as cast down by their grief, and brought to the consideration of them a belief in their reality as well as in the influences they were meant to exercise, which in every circumstance sustained him." But during the composition of "Little Dorrit" his creative genius, if it did not actually give way, was at least for a time overclouded; he resorted, for the first time, to the practice of putting down written memoranda of suggestions of character and incidents, and his restlessness became more pronounced than ever. "His old pursuits were too often laid asige for other excitements and occupations; he joined a public political agitation, set on foot by administrative reformers; he got up various quasi public private theatricals, in which he took the leading place." When Mr. Forster remonstrated with him he replied, "Too late to say, Put the curb on and don't rush at hills; the wrong man to say it to. I have now no belief but in action. I am becoming incapable of rest. I am quite confident I should rust, break and die if I spared myself. Much better to die doing."

While he complains that his friend is not so tolerant as he might be of "the wayward and un-settled feeling which is part of the tenure on which one holds an imaginative life," he does not seek to screen himself from the blame which will follow the act. "I claim no immunity from blame. There is plenty of fault on my side, I dare say, in the way of a thousand uncertainties, caprices and difficultles of disposition; but only one thing will alter all that, and that is the end, which alters everything." He was dead set upon carrying this separation into effect, refused to listen to anything like remonstrance or to take any middle course, and carried it into effect then and there. Henceforward he and his wife lived apart; "the eldest son went with his mother, Dickens at once giving effect to her expressed wish in this respect, and the other children remained with himself, their intercourse with Mrs. Dickens being left entirely to themselves." And then followed the self-inflicted coup which dislodged Dickens from his pedestal and overshadowed the rest of his life. So far the separation had been a purely private matter, and, though the general public had, of course, some inkling of it, it would have caused a three days' talk and then been forgotten, had not Dickens, in the over-excited and irrational frame of mind in which he then was, chosen to take the public into his confidence and lay bare the secrets of his domestic life. He prepared a statement of his case for publication in *Household Words*, and although Mr. Forster strenuously opposed this proceeding, all he could wring from his friend was an offer to suppress it, "if, upon reference to the opinion of a certain distinguished man still living, that opinion should prove to be in agreement with mine." The present writer has Dickens' own authority for saying that that distinguished man was Mr. J. T. Delane, then and now editor of the London Times. His opinion coincided with Dickens', and the statement appeared in Household Words, whence it was widely copied throughout the country. It was speedily followed by Dickens always statement, which called "the violated letter," a paper subscribed by his name which got into print without sanction. It had been addressed and given to Mr. Arthur Smith as an authority for correction of false rumors and scandals, and Mr. Smith had given a copy of it with like intention to the London correspondent of the New York Tribune, by whom it was sent to his journal and there published. What this second statement was Mr. Forster does not say, but it is probable that it had some reference to a document, a copy of which was sent at the time by Dickens to the present writer, with the following letter:-

present writer, with the following letter:—

TAVISTOCK HOUSE, TAVISTOCK SQUARE, LONDON, W. C., Monday Evening, May 31, 1858.

MY DEAR — You will readily believe that I shall never make an ungenerous use of the paper of which I send you a copy on the other side, though I believe nothing will ever reconcile me to the two who have signed it. But as I know Mrs. F—'s ears to have been abused I think it simply just that she should see it. If you think so too (but not otherwise) show it to her with my kind regard. Ever lattardly,

The "copy on the other side" ran thus:—

The "copy on the other side" ran thus:—

The "copy on the other side" ran thus :-The "copy on the other side" ran thus:

It having been stated to us that in reference to the differences which have resulted in the separation of Mr. and Mrs. Charles Dickens, certain statements have been circulated, that such differences were occasioned by circumstances deeply affecting the moral character of Mr. Dickens and compromising the reputation of others, we solemnly declare that we now disbelieve such statements. We know that they are not believed by Mrs. Dickens and we piedge ourselves on all occasions to contradict them as entirely destitute of foundation.

This paper is signed by two female members of

There is no doubt that so soon as the statement was printed in Household Words an extraordinary "Edwin Drood," and, though those intimate Dickens. He who had been looked upon as the incarnation of every domestic virtue now stood before the world as breaking up his home and casting off his wife, avowedly for no fault of her own, but for the mere capricious gratification of his own morbid fancy. Violent articles were written about him in the newspapers, and the following epigram, not given by Mr. Forster, was largely circulated :-

with tongue and pen no more may Dickens fudge, In vain for truth and charity he pleads; The world aroused, the author now we'll judge, Not by his Household Words, but household

His acquaintance was split into two sets, one of which sided with Mrs. Dickens, and among the friendships which Dickens lost at that time those with Miss Burdett Coutts, his partners in Household Words and publishers, Messrs. Bradoury & Evans, and his old and intimate ally, Mr. Mark Lemon. He bore up bravely against these troubles. but that the pain of them entered into his soul the following extract from a letter of his to the present writer, dated June 28, 1858, will show :-

If you could know how much I have felt within this last month, and what a sense of wrong has been upon me, and what a strain and struggle I have lived under, you would see that my heart is so jagged and rent and out of shape that it does not this day leave me hand enough to shape these

Under these circumstances it was lucky that he found a new excitement in commencing his public readings. These originated in his giving a gratuitous reading for the benefit of the Sick Childrens' Hospital, and when the London public had once seen and heard him they raved to see him again. he being in no way coy. The first series began with sixteen nights at St. Martin's Hall and a provincial tour of eighty-seven readings, beginning at Clifton and ending at Brighton, and taking in Ireland and Scotland, as well as the principal English cities. The subjects of his readings were the "Carol," the "Chimes," the trial in "Pickwick," "Paul Dombey," "Boots at the Holly Tree Inn," the "Poor Traveller" and "Mrs. Gamp." Everywhere he records himself to have been received with the "greatest personal affection and respect," and the pecuniary results were most satisfactory. His manager was Mr. Arthur Smith, brother of Albert Smith, whose Mont Blanc entertainment at the Egyptian Hall he also managed. Here is an extract from a letter to the present writer about that time, dated "Royal Hotel,

Plymouth, 4th August, 1858:"-We had a most noble night at Exeter last night, and turned numbers away. Arthur is something between a Home Secretary and a turniture dealer in Kathbone place. He is either always corresponding in the genteelest manner or dragging rout seats about without his coats.

And again in a letter dated from the Adelphi Hotel, Liverpool, 21st of August, he says :-

A wonderful house here last night, and the largest in money we have ever had, including St. Martin's Hall. There were 2.300 people and 200 guineas. The yery books were all sold out early in the evening, and Artnur, bathed in checks, took headers into tickets, floated on billows of passes, dived under weres of shillings, staggered home faint with gold and sliver.

Out of the proceeds of these readings he paid for the new house, Gad'shill place, in which the remainder of his life was for the most part passed and where he died. About this time, too, in consequence of the quarrel already alluded to between Dickens and Messrs. Bradbury & Evans, the publication of Household Words was discon-tinued and Althe Year Round established. About find a panacea for this restlessness and desire for this time, too, Dickens' portrait, as he appeared

change in his work. "Up to the date of the comple- | in middle life, was painted by Mr. Frith, R. A., and exhibited at the Royal Academy. "I wish," said Edwin Landseer, as he stood before it, "that he looked less eager and busy, and not so much out of himself or beyond himself. I should like to catch him asleep and quiet now and then." The next six or seven years of his life were com

paratively unimportant to the public. In them his literary labors consisted in his starting his new bantling, All the Year Round, with the "Tale of Two Cities," perhaps the most wholly perfect of all his works; and to the same periodical he contributed the admirable "Great Expectations." He reverted to his old form of serial publication between green leaves, with "Our Mutual Friend," which appeared in the years 1864-'65, and in the interval, besides many short papers, he wrote a consecutive series the "Uncommercial Traveller," which contains some of the brightest bits of his humorous observation. During this time, too, he gave a second and a third series of public readings in Great Britain, which were highly remunerative, but the labor attendant on which had some effect on his constitution, bringing about an attack in the foot, now believed to be suppressed gout, which troubled him to the last. Also in this interval several of his intimate friends-notably Egg, Leech and Thack eray-were carried off, and on the 9th of June. 1865, Dickens himself was in a terrific railway ac cident at Staplehurst, which, though doing him ne actual injury at the time, was undoubtedly a great shock to his nervous system and told upon his future life.

Towards the close of the year 1867 he decided on paying a second visit to America, and giving a series of readings there. Some little time before he wrote, "I begin to feel myself drawn towards America as Darnay, in the 'Tale of Two Cities,' was attracted to Paris." And again, "Every mail brings me proposals, and the number of Am at St. James' Hall has been surprising. A certain Mr. Grau, who took Ristori out, and is highly responsible, wrote to me by the last mail (for the second time) saying that if I would give him a word of encouragement he would come over imme diately and arrange on the boldest terms for any number I chose, and would deposit a large sum at Coutts'. Mr. Fields writes to me on behalf of a committee of private gentlemen at Boston, who wished for the credit of getting me out, who desired to hear the reading and did not want profit, and would put down as a guarantee £10,000, also to be banked here. Every American speculator who comes to London repairs straight to Dolby with similar proposals." The result of all this was that he sent Mr. Dolby (who had been his manager since the death of Mr. Arthur Smith) as his pioneer to Amer ica, to see how the land lay; and that on receiving his report Dickens decided to give a series of read ings in America, not as the nominee of any speculator, but on his own account. A magnificent fare-well banquet, over which Lord Lytton presided, was given to him on the 2d of November, James' Hall, and on the 9th a few intimate friends, including Mr. Wills, Mr. Wilkie Collins and the present writer, who had accompanied him to Liv-erpool on the preceding day, took farewell of him on the deck of the Cuba and watched the gallans vessel steam slowly away, bearing him to Boston. The fitteenth and sixteenth chapters of Mr. For

ster's book are entirely devoted to the narration of the incidents of Dickens' second visit to America, and are chiefly told in his own language, and as you have no doubt reprinted most of the important points I will not repeat them here. The homeward voyage did Dickens a great deal of good, and within a few months of his return he commenced the final series of readings, which had long previously been agreed upon between him and the Messrs. Chappell. In them he had the usual success, and there is nothing special to re cord about them, save that his determination to read in public the episode of the "Murder of Nancy" from "Oliver Twist" was the cause of a painful correspondence between him and Mr. Forster, who says :- "It is impossible for me to admit that the effect to be produced was legitimate, or such as it was desirable to associate with the recollections of his readings," Dickens' foot began to trouble him again, and as his work progressed he became so ill that it was considered necessary to consult Sir Thomas Watson, the eleverest living English physician, who writes subsequently to Mr. Porster:-"The state thus described showed plainly that Charles Dickens had been on the brink of an attack of paralysis of his left side, and possibly of apoplexy. It was no doubt the resuit of extreme hurry, overwork and excitemen incidental to his readings." By Sir Thomas Watson's advice the readings were suspended for some weeks, then renewed in the country, and finally concluded at St. James' Hall on the 15th of March, 1870, when the last words of his little speech were, "From these garish lights I vanish now for evermore, with a heartfelt, grateful, respectful, affectionate farewell."

Little more remains to be added. He continued at Gadshill, occupying himself with his new book, with him saw considerable change in his face, a dimunition of his animal spirits and of his physical activity, no one had any idea that the end was so near. On the 9th of the following June he was suddenly struck down by an attack of apparently mingled paralysis and apoplexy such as Sir Thomas Watson had foreseen, and never spoke again. Five days after he was buried in Westminster Abbey.

We have thus run through the principal portion of Mr. Forster's book, the only passages untouched by us being a chapter in which Mr. Forster gives his own criticism in detail on Dickens' principal works and another called "Personal Characteristics." which has been separately treated by us Mr. Forster has discharged his duty modestly, affectionately and well. He has been more outspoken than was generally expected; but the death of his hero was of too recent a date to enable him to tell the whole truth concerning the last years of that strange, troubled life. Mr. Forster's biography is the book for our generation; perhaps to the next some future writer will give work which, based upon it. will tell the tale as it

is now impossible to be told. EDMUND YATES.

The Stain Upon His Fame. [From the St. Louis Republican, March 1.] There never had been and is not until this day

so far as we are aware, the slightest breath of scandal concerning Mrs. Dickens. She has borne the reputation of a true wife and a fond mother and never allowed the reputation of her husband to tempt her into a search after individual notoriety. Neither prosperity nor adversity has cause her to lose her self-respect, and the calmness with which she has endured the supremest mortifica tion which can overtake an honorable and high spirited woman proves her to be the possess of some of the noblest qualities that adorn the sex. Dickens himself was unable to present any substantial reasons for his course. In his private letters, written at the period when the affair was in process of consummation, he alleges incompatibility of temper, lack of mutual sympathy, difference of tastes and other things of the same indefinite sort. He accused her of nothing, and never even hinted that she had committed any act which, in the eyes of the law or of public opinion. would authorize a divorce. Yet on these trite genwould authorize a divorce. Yet on these trite generalities he based his right to abandon the brido of his youth, the mother of his children, the lady who for twenty-five years had worn his name. From the day of the separation to the day of his death they never met. It is said that she was not allowed to be present at the funeral, and it is certain that the only reference to her in his will was such a one as no thoroughbred gentleman would, undor the circumstances, have been guilty of. Living, he insuited her—dying, he stamped upon her.

COURSING IN ENGLAND.

The Waterloo Cup. The great Waterloo meeting took place on the 18th, 19th and 20th of February. sixty-lour subscribers at £25 each; the winner to receive £500; second, £200; two dogs, £50 each; four dogs, £30 each; eight dogs, £20 each; sixteen dogs, £10 each; the Waterioo Cup and Waterioo Plate, £30 each; total, £1,600. The following are the winners:—

Cup....Mr. C. Morgan's r. d. Magnano won. Mr. Massey ns. (Mr. Martelli's) f. d. Surprise ran

Purse. Mr. R. Jardine's r. w. b. Muriel.
Mr. J. Gibson ns. (Mr. R. E. Jardine's)
Progress.
Plate. Captain Ellis na (Mr. E. Gibson's) bd. w. b. p.
Gallant Foe won.
Mr. W. J. Modisfile ns. (Mr. R. Jardines's) w. b.
White Slave ran up.